

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 12, 2016 (6PM)**  
**Goleta Valley Community Center**  
**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange.

**Homeowners present:** Several owners stayed from the Annual meeting.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Call to Order:** Meeting called to order at around 6:55PM

<b>Election of Officers:</b>	Craig Nicholson	President
	Joe Mora	Vice President
	Howard Lange	Treasurer
	Cathy Leyva	Secretary

**Owners Requests:**  
None

**Approval of Prior Meeting Minutes (12/8/16)** Cathy motioned to approve the prior minutes, Joe seconded. Unanimous.

**Landscape Report:** Concern of over trimming of certain trees around the complex was raised.

**Treasurer's Report**

	<b>Dec 2016</b>	<b>YTD</b>
Total Income	\$65,270.00	\$794,571.51
Op. Expenses	73,315.58	445,456.67
Reserve Expenditures	2,500.00	52,781.56
Total Expenditures	75,815.58	498,238.23
Transfer to Reserve	4,454.42	320,107.28
Transfer from Reserve	15,000.00	26,877.00
Balance in Savings	\$ 2,271,996.49	
Due from Unit Owners	\$ 13,709.69	
Total Assets	\$ 2,290,706.18	

Operating Expenses are about 4%+ above on cash basis  
Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

**Vendor Evaluation:** Compliments to Envirosaping for cleaning creek debris and Christmas trees. And to Bartlein for issuing notice for improperly parked vehicles.

**Old Business:**

- a. Updating governing documents: in progress.
- b. Receipts from slab leak: none
- c. 7602 sail awning: no show
- d. 7632 #347 front door: no show
- e. Sidewalk repair: on going
- f. 7606 #307-sprinkler damage: insurance notified, both insurance companies dealing with each other.
- g. Home roof bid: none yet

**New Business**

- a. Leaky water heater from #368 to #268-between owners to resolve not association's responsibility.
- b. Roofs and gutters: in progress
- c. Statement information: received from Mgmt.
- d. Recording liens: none
- e. Other items for next month-write offs

**Next Meeting 2/9/17** at 6PM, at 7610 meeting room

Meeting adjourned at 7:27PM

Submitted by Matt Mora, Scribe.